

7 Leicester Grove, Evesham, WR11 4QB

Offers over £270,000

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CHRISTIAN LEWIS PROPERTY



7 Leicester Grove

Evesham, WR11 4QB

- Chain free
- Three bedrooms
- Close to amenities
- Offering potential to make your own
- Driveway and parking
- Older style property with lots of character and charm

AN OLDER STYLE PROPERTY OFFERING GREAT POTENTIAL TO MAKE YOUR OWN

Ideally positioned in a highly convenient and central location, this charming property is within easy walking distance of a wide range of Evesham's amenities. The train station, Waitrose, Prince Henry's High School and the picturesque riverside walks are all close by, making this an excellent opportunity for those seeking a well-connected home with everyday conveniences on the doorstep.

Coming to the market for the first time in over 50 years, the property offers a rare opportunity to acquire a much-loved home that has been in the same ownership for generations. Now ready to welcome its next custodian, this characterful property provides an exciting opportunity for a new owner to make their own mark while retaining the many original features and charm that make this home so appealing.

Stepping inside, the property immediately showcases its period character, with the entrance hall featuring attractive original quarry tiled flooring. The ground floor offers two well-proportioned reception rooms, providing versatile living and dining accommodation, alongside a kitchen and useful conservatory overlooking the rear garden.

To the first floor are three bedrooms, offering comfortable accommodation for a family, couple or those requiring additional space for guests or a home office, together with a family bathroom.

Externally, the property benefits from a private driveway, providing valuable off-road parking, while the private rear garden offers a pleasant outdoor space with plenty of potential for gardening, entertaining or simply relaxing.

With its central location, generous accommodation, original character and excellent potential, this is a property that offers far more than simply a place to live.





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Additional Information

Tenure: We understand that the property for sale is Freehold
Local Authority: Wychavon District Council
Council Tax Band: We understand that the Council Tax Band for the property is Band C
EPC Rating D

Anti Money Laundering & Financial Regulations

In accordance with current Anti-Money Laundering and KYC Regulations, all successful purchasers will be required to complete an identity and source of funds verification process.

A non-refundable AML verification fee of £60 (including VAT) per purchaser is payable upon acceptance of an offer and prior to the issue of the Memorandum of Sale. This fee covers electronic identity verification, sanctions screening, Politically Exposed Person (PEP) checks, and administrative processing.

Please note that the AML fee is payable by each individual purchaser and is non-refundable as outlined in our terms and conditions. Copies of this are available by contacting the office.

Disclaimer

Whilst we make enquiries with the Seller to ensure the information provided is accurate, Christian Lewis makes no representations or warranties of any kind with respect to the statements contained in the particulars which should not be relied upon as representations of fact. All representations contained in the particulars are based on details supplied by the Seller. Your Conveyancer is legally responsible for ensuring any purchase agreement fully protects your position. Please inform us if you become aware of any information being inaccurate.



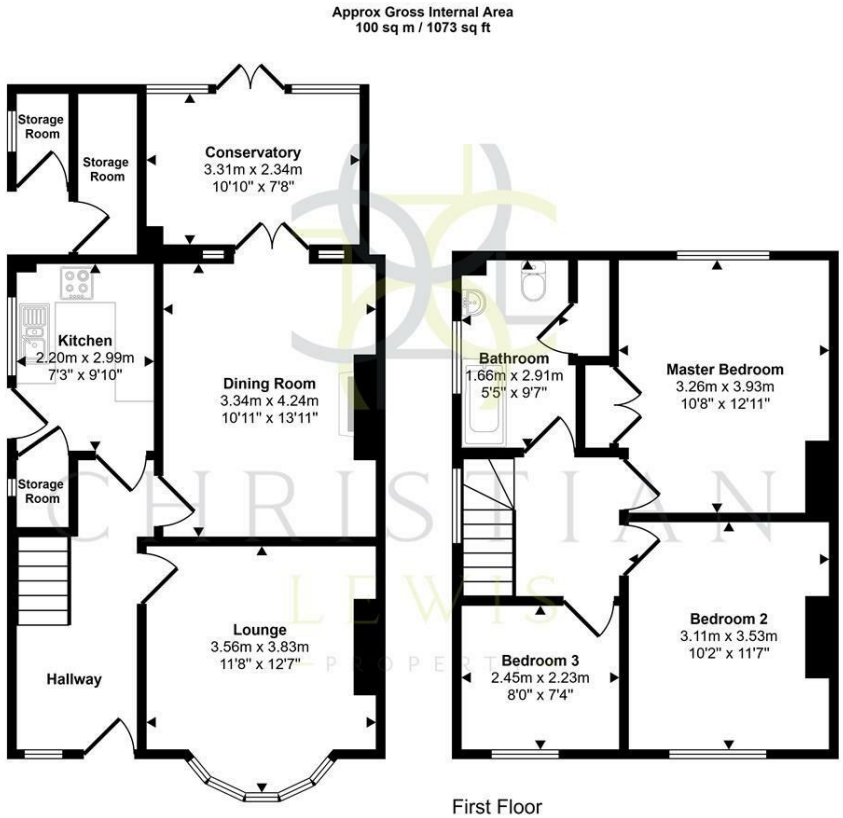




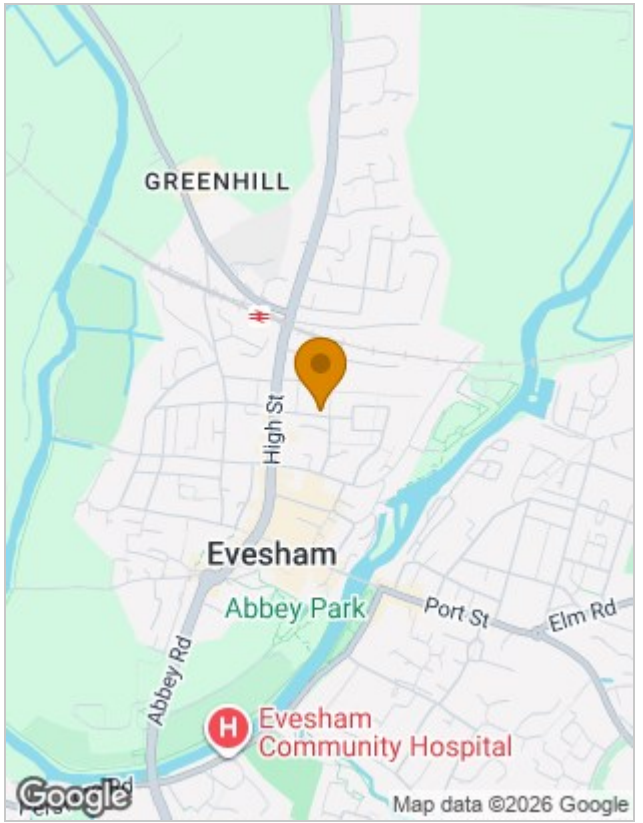




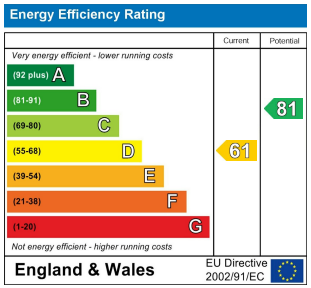
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Evesham Office on 01386 442929
if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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